

THE FAYETTE COUNTY PLANNING COMMISSION met on October 4, 2018 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT:

John H. Culbreth, Sr., Vice-Chairman
Danny England
Al Gilbert
Jim Graw

MEMBERS ABSENT: Brian Haren, Chairman

STAFF PRESENT: Peter A. Frisina, Director of Community Services

Welcome and Call to Order:

Vice-chairman Culbreth called the Planning Commission Meeting to order.

1. Consideration of the Minutes of the meeting held on September 20, 2018.

Al Gilbert made a motion to approve the minutes. Jim Graw seconded the motion. The motion passed 4--0. Brian Haren was absent.

PUBLIC HEARING

2. Consideration of amendments to Chapter 110. Zoning Ordinance, Regarding Sec. 110-3. – Definitions, Sec. 110-142. - O-I, Office-Institutional District, Sec. 110-143. - C-C, Community Commercial District, Sec. 110-144. - C-H, Highway Commercial District and Sec. Sec. 110-169. - Conditional Use Approval

Pete Frisina discussed the amendments to the zoning ordinance as follows:

Sec. 110-3 – The term “event facility” was added to the definition of banquet hall and the list of typical uses were clarified. The term “bed and breakfast inn” was added to the definition of hotel as the conditional use of a bed and breakfast inn in the O-I and C-H district is being deleted and a bed and breakfast inn will a permitted use under the definition of “hotel.”

Sec. 110-142 – O-I – Banquet hall/event facility is being added to the list of permitted uses as it relates to the permitted use of a hotel in O-I. Bed and breakfast inn will be deleted as the conditional use and a bed and breakfast inn will be a permitted use under the definition of “hotel.”

Sec. 110-143– C-C – Banquet hall/event facility is being amended to conform to the amended definition of “hotel.”

Sec. 110-144. - C-H - Banquet hall/event facility will be amended to conform to the amended definition of "hotel." Bed and breakfast inn is being deleted as the conditional use and a bed and breakfast inn will be a permitted use under the definition of "hotel."

Sec. 110-169. - Conditional use approval - g. A-R wedding/event facility - The Article number for Nonresidential development landscape requirements is added. An A-R Bed and Breakfast Inn that is compliant with Sec. 110-169 and County Code, Chapter 8, Article VI, Tourist Accommodations will be allowed in conjunction with an A-R wedding/event facility. A bed and breakfast inn as a conditional use in O-I and C-H will be deleted.

Jim Graw made a motion to recommend approval of the amendments to Chapter 110. Zoning Ordinance. Al Gilbert seconded the motion. The motion passed 4-0. Brian Haren was absent.

3. Consideration of amendments to Chapter VI. - Tourist Accommodations, Regarding Sec. 8-200. – Definitions, Sec. 8-201. - Permit Required, Sec. 8-202. - Application for Permit, Sec. 8-203. - Issuance of Permit, Sec. 8-208. – Records, Sec. 8-210. - Alterations to Structure and Sign, Sec. 8-211 – Reserved, Sec. 8-212. - Special Events and Sec. 8-213. - Violations.

Pete Frisina discussed the amendments to Chapter VI. - Tourist Accommodations as follows:

Sec. 8-200. – Definitions - A-R is being added to the definition of Bed and Breakfast Inn. New definitions for Bedroom, Guest, and Guestroom are being added. The definition of Special event is clarified. Definitions of Overnight guest, Tourist, and Traveler will be deleted as they are not used in Chapter VI.

Sec. 8-201. - Permit required - this was amended to exclude hotel, campground facilities, or planned retreats and lodges as regulated in non-residential districts. The intent of Chapter VI is regulate tourist accommodations in residences. Regulations for a bed and breakfast inn and operators of tourist accommodation is being moved to a new Sec. 8-211. – Operating regulations.

Sec. 8-202. - Application for permit – Amendments to (7) better clarify the applicable County departments that are involved with tourist accommodations. Number (8) is being amended to specify "as built scaled" plans of the residence. Amendments to (b) are housekeeping.

Sec. 8-203. - Issuance of permit – Amendments to (a) are housekeeping and (c) is deleted to be consistent with similar procedures in the alcohol license background check.

Sec. 8-208. – Records and Sec. 8-209. - Standards for health, sanitation and safety – All amendments are housekeeping.

Sec. 8-210. - Alterations to structure; and signage – These amendment are to remove conflicts with the sign ordinance and specify that signs for tourist accommodation are regulated under the sign ordinance where related amendments are proposed.

Sec. 8-211. –Operating regulations – This new section will contain regulations moved from Sec. 8-201. - Permit required as well as additional new regulations.

Sec. 8-212. - Special events – these amendments are in consort with amendments in the zoning ordinance to allow an A-R bed and breakfast inn in conjunction with an A-R wedding/event facility.

Sec. 8-213. – Violations – This amendment specifies that it is a violation to fail to get a permit under these regulations.

Ingrid Moore Barnes asked if the definition of a bedroom specifies that it is to have a closet and it does not specify a window and would that be in conflict with the Fire Marshal that requires a window in case of emergency egress.

Pete Frisina said the definition does not exclude fire requirements for a window but defines a bedroom mainly in terms of size/dimensions and closets are usually used a characteristic of a bedroom. The purpose is to prevent someone from using a storage room or something similar for a tourist accommodation.

Ingrid Moore Barnes asked what is meant by “as built scaled plans” and is that making an assumption that someone would not build a house specifically for a tourist accommodation in a residential area.

Pete Frisina said if someone is building a new house they would be required to submit building plans. He added that it is anticipated that in most cases this will be taking place in existing homes and if the house was built after 1982 the County may still have the house plans on file.

Ingrid Moore Barnes said as an owner of an A-R bed and breakfast she supports the amendments as she wants to have a sign and the opportunity to explore the A-R wedding and event facility in conjunction with the bed and breakfast.

Al Gilbert made a motion to recommend approval of the amendments to Chapter VI. - Tourist Accommodations. Jim Graw seconded the motion. The motion passed 4-0. Brian Haren was absent.

4. Consideration of Amendments to Chapter 108 - Signs, Regarding Sec. 108-135. - Residential Freestanding Signs and Sec. 108-161. – Freestanding Signs.

Pete Frisina discussed the amendments to Chapter 108 - Signs as follows:

Sec. 108-135. - Residential freestanding signs – Amendments to (a) specify that signs associated with a tourist accommodation is under this section with the exception of an A-R Bed and Breakfast Inn that is compliant with Sec. 110-169 (see Sec. 108-161).

Sec. 108-161. –Freestanding signs – Amendments include renaming the section to Nonresidential freestanding signs and indicating that signage for an A-R Bed and Breakfast Inn

is regulated under this section specifying one (1) free-standing sign not exceeding 35 square feet in area or five feet in height. Sign structures shall not exceed six feet in height. The sign shall not be internally illuminated. The sign shall require a permit.

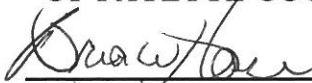
Al Gilbert made a motion to recommend approval of the amendments to Chapter 108 - Signs. Danny England seconded the motion. The motion passed 4-0. Brian Haren was absent.

Vice-Chairman Culbreth said he would entertain a motion to adjourn the meeting.

Al Gilbert said so moved. Danny England seconded the motion and the motion passed 4-0. Brian Haren was absent.

The meeting was adjourned at 7:30 pm.

PLANNING COMMISSION
OF FAYETTE COUNTY, GA



Brian Haren, CHAIRMAN JOHN H. CULBRETH,
VICE-CHAIRMAN

ATTEST:



Howard L. Johnson